





Requiring a programme of refurbishment is this semi-detached, town centre cottage with the bonus of off-street driveway parking.

Situated in the sought-after King George Avenue in Petersfield, the location is desirable for the convenient access to the High Street shops, bars, and coffee shops, which include Waitrose nearby, as well as Tesco, Lidl, and M&S Food, along with local independent shops, boutiques and restaurants, as well as being only a short stroll to the mainline station, affording rail access to Guildford, London (Waterloo) and the south coast (Portsmouth Harbour). Petersfield is a bustling market town in East Hampshire and offers a variety of amenities, well regarded schools and numerous sports and leisure facilities and clubs including Golf, Football and Rugby.

The property is approached via the side driveway that allows off street parking for two cars. On entering the property there is a central hallway with returning staircase to the upper floor. To the front of the building is a sizeable living room, with chimney breast and front bay window, plus an additional side aspect window. To the rear you will find a dated kitchen, that leads to rickety lean-to garden room and cloakroom. The garden room would almost certainly need replacing with a more permanent structure (STP) and designed to take advantage of the desirable west facing rear garden.

Jacobs and Hunt have not undertaken a survey of any description, however, there is clear evidence of structural issues and movement within the house. Which may make the property difficult to secure mortgage finance on in its current condition. Potential buyers will need to do their

own investigations around the works required.

Despite the overall dated appearance and programme of work required, this property has great potential to be a lovely family home in a desirable location. The neighbouring semi-detached already enjoys a two-storey rear extension, which, subject to planning may be replicated here.

King George Avenue is located between Station Road and Barham Road in Petersfield and the property is situated on the western side of the street.

Council Tax Band: D (2020/21 = £1848.13pa)

Viewing strictly by appointment with Jacobs & Hunt.

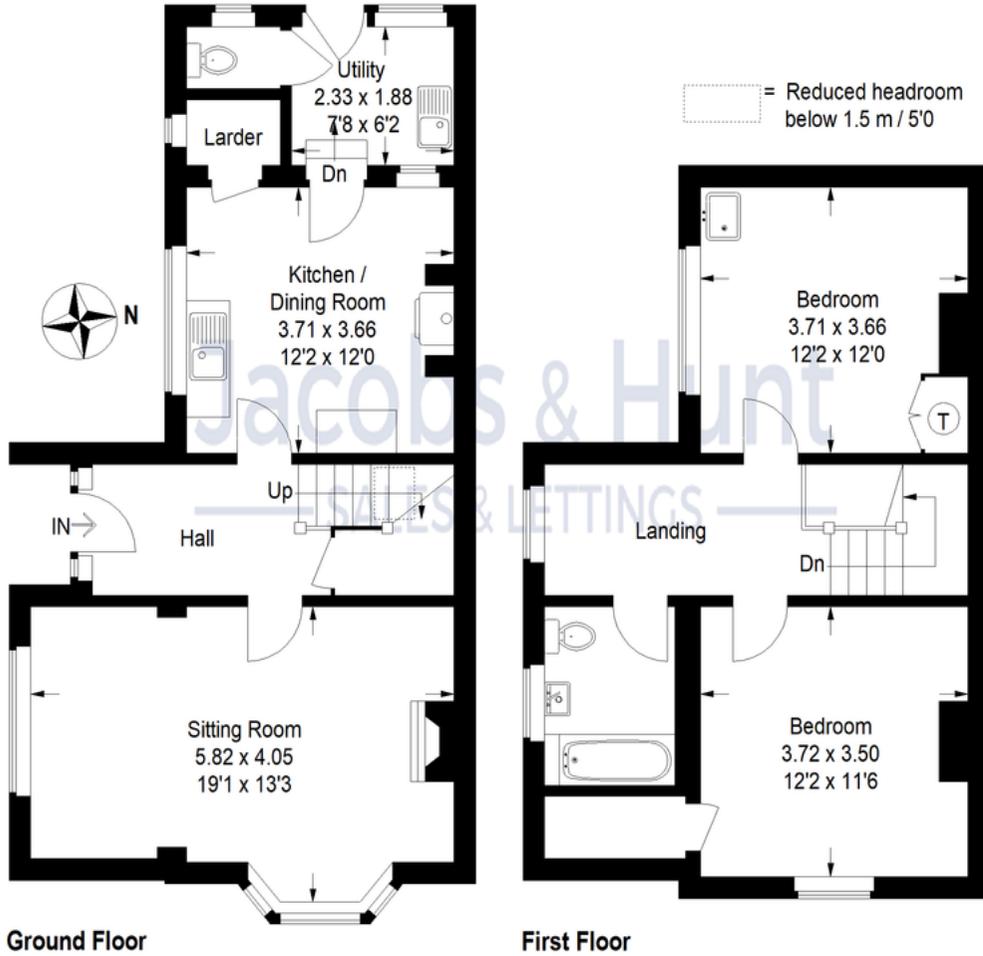
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King George Avenue, Petersfield

Approximate Gross Internal Area = 100.1 sq m / 1077 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

